



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



MEETING SUMMARY Wednesday July 13, 2011

APPROVED: _____

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1. **MINUTES**

APPROVAL

June 29, 2011, CDD

Decision: Ms. Forrence made a motion to approve the Minutes from the June 29, 2011 FcPc Meeting, 2nd Ms. Wolfe
Yea 7 Nay 0

July 13, 2011, CDD

Decision: Ms. Wolfe made a motion to approve the Minutes from the July 13, 2011 FcPc Meeting, 2nd Ms. Forrence
Yea 7 Nay 0

2. **CONSENT AGENDA**

APPROVAL

a) **APFO Letter of Understanding (LOU) for -**

Deere Meadows Tract 2 Frederick County Agricultural Complex- Requesting approval of signed LOU under the pre-2009 APFO for a total of 51, 786 sq. ft. of office buildings for a complex of governmental agricultural offices. Located south side of Elmer Derr Road near the Cap Stine Road intersection. Zoned: Agricultural (AG), Adamstown Planning Region, Tax Map 85 / Parcel 84. File SP07-11, AP #6210(APFO), Ronald Burns

Decision: Ms. Forrence made a motion for conditional approval of **APFO Letter of Understanding (LOU) for - Deere Meadows Tract 2 Frederick County Agricultural Complex-** accordance with the Staff's findings and recommendations:
2nd by Lawrence.

Yea 7 Nay 0

3. **SITE PLANS**

APPROVAL

a) **Mount St. Mary's University Welcome Center at the Grotto-** The applicant is proposing to construct a 7,249 square foot Welcome/Visitor's Center building. Located along Grotto Road, North of St Anthony Road. Zoned: Euclidean Institutional (Ie), Thurmont Planning Region. Tax Map 08 / Parcel 48. SP84-22, AP 11850, Tolson DeSa

Decision: Ms. Forrence made a motion for conditional approval of **Mount St. Mary's University Welcome Center at the Grotto** in accordance with the Staff's findings and recommendations with accepting the applicants proffer regarding the traffic management and traffic signs:
2nd by Ms. Wolfe.

Yea 7 Nay 0

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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- b) [T-Mobile-Cell Tower Unipole Putnam Tract](#)- Applicant is requesting site plan approval to construct a 150' foot tall stealth unipole, with a 25' x 40' fenced equipment enclosure located on a 22.00-acre tract. Located along South Mountain Road, north of Ash Drive. Zoned: Agricultural (AG), Frederick Planning Region. Tax Map 91 / Parcel 9. SP11-07, AP 11911, Tolson DeSa

Decision: Mr. Lawrence made a motion for conditional approval of [T-Mobile-Cell Tower Unipole Putnam Tract](#) in accordance with the Staff's findings and recommendations and on the additional condition that documentation of the access on the Harrison property is submitted for the file: 2nd by Ms. Wolfe.

Yea 6 Nay 0 Abstained 1(Forrence)

4. TEXT AMENDMENT- PUBLIC HEARING

RECOMMENDATION

- a) [Adequate Public Facilities Ordinance \(APFO\)](#) – Roads and Guidelines: Requesting recommendation to the BOCC concerning draft text amendments to the road adequacy provisions of the APFO (Chapter 1-20 of the Frederick County Code) and associated "Guidelines for the Preparation of Traffic Impact Analyses for Development Applications". Ronald Burns

#1 Motion: Ms. Forrence made a motion to recommend that the BOCC not adopt proposed changes to the APFO -

Changes to Sections 1-20-4, -5,- 8,- 9 and -10 were not part of the public ads, affect more than road adequacy, and should not have been a part of this hearing.

Yea 3 (Forrence/McClurkin/Floyd) Nay 3 (Lawrence/White/Wolfe)
Motion Failed

#1 Decision: Ms. Forrence made a motion to recommend that the BOCC not adopt the proposed changes of [Adequate Public Facilities Ordinance \(APFO\)](#) : 2nd by Mr. Floyd.

Yea 4 Nay 2(Wolfe/Lawrence) Absent 1(Shreve)

#2 Decision: Ms. Forrence made a motion that all the proposed changes were not advertised, because the ads did not specifically include changes to 1-20-5, 1-20-8, 1-20-9 and 1-20-10. as these proposed changes affect more than only the road adequacy provisions of the [Adequate Public Facilities Ordinance \(APFO\)](#) :



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2nd by Mr. McClurkin.

Yea 5 Nay 1(Wolfe) Absent 1(Shreve)

#3 Decision: Ms. Forrence made a motion to recommend that the BOCC not adopt 1-20-31 because the changes do not protect ramps and sidewalks:

2nd by Mr. McClurkin

Yea 5 Nay 1(Wolfe) Absent 1(Shreve)

#4 Decision: Ms. Forrence made recommendation motion that proposed changes to 1-20-13 escrow accounts needs to have a mechanism to address the “sins of the past”:

2nd by Mr. McClurkin

Yea 4 Nay 2(Wolfe/Lawrence) Absent 1(Shreve)

5. CITY OF BRUNSWICK PLAN

- a) Staff provided an overview of the Draft Brunswick Comprehensive Plan, which is an update of their 2007 Plan. The Commission will be asked to provide any comments that can be forwarded to Brunswick. Staff will also review the process and need to initiate an amendment to the 2010 County Comprehensive Plan.

John Dimitriou

6. WATER AND SEWERAGE PLAN

- a) Staff gave an overview of the Water and Sewerage Plan, discuss the triennial update of the Plan and highlight proposed changes contained in the Preliminary Draft in preparation for the Planning Commission’s September 14, 2011 public hearing.

Tim Goodfellow

7. PLAN MARYLAND

- a) Staff provided an overview of the Draft Plan Maryland and the comments that will be forwarded to the Maryland Department of Planning.

Eric Soter